



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Set Public Hearing for October 16, 1996 to consider the Planning Commission's recommendation that the City Council adopt the 1996 Growth Management Allocations.

MEETING DATE: October 2, 1996

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council set a Public Hearing to consider the Planning Commission's recommendation that City Council adopt the 1996 Growth Management Allocations.

BACKGROUND INFORMATION: As a part of the City of Lodi Growth Management Plan for Residential Development, the City annually conducts an allocation process for residential permits. Under this process, all residential projects of 5 or more units must apply for building allocations for the next year. The plan is based on a maximum annual growth rate of 2% per year, which this year translates into 409 building permit allocations. Of these 409 allocations, 65% or 266* are single-family allocations, 10% or 41 are medium-density allocations and 25% or 102 are high-density allocations. This year all allocation requests were for single-family units.

* Please note that one, 1996 single-family allocation was granted to the Parisis property project in '95 to resolve a discrepancy between the number of allocation requests stated in the application and the number of lots actually shown on the development plan.

Also note that 15, 1996 single-family allocations were awarded to the Richard's Ranch Project by City Council Resolution #96-40. The Richard's Ranch Development Plan was first introduced and awarded 34 building permit allocations in 1993. The Development Plan included a school and park site which was requested by the City. Early this year, the City determined that it was not necessary to purchase the park site property. The City Council found and resolved that the developer worked with the City in good faith to provide the park site, and that had the project been originally introduced with an additional 15 lots, they would have been approved at that time.

These actions actually give the City a total of 250 single-family units to allocate for 1996.

All projects requesting allocations must submit a request stating the number of allocations they are seeking. The projects are scored on a set of criteria previously established by City ordinance. The highest scoring projects have the greatest chance of receiving their allocation request, the lowest scoring, the least chance.

APPROVED: _____

H. Dixon Flynn
H. Dixon Flynn -- City Manager

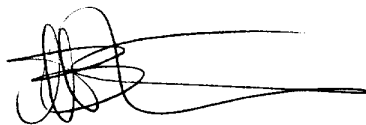
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Following their Public Hearing, the Planning Commission adopted the following list of Growth Management allocations:

<u>Projects (Listed in order of points scored)</u>	<u>Requested 1996 Allocations</u>	<u>Recommended 1996 Allocations</u>
Tsutaoka Property	63	63
Bridgetown	92	51
Century Meadows I	101	55
Century Meadows III	50	50
Helmle Property	61	31
Century Meadows II	<u>60</u>	<u>0</u>
	427	250

The full 1996 single-family allocations of 250 units were allocated. No requests were submitted for medium or high density allocations.

FUNDING: None required



Konradt Bartlam
Community Development Director

Prepared by : Mark Meissner, Associate Planner

MM/ca

Attachment

PLANNING COMMISSION RECOMMENDED BUILDING PERMIT ALLOCATION SCHEDULE 1996

TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 1996 = 409

SINGLE FAMILY 65%=266-16=250 UNITS *

PROJECT	NO. TENTATIVE MAP UNITS	NO. FINAL MAP UNITS	ALLOCATIONS RECEIVED '89-'95	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 1996	RECOMMENDED ALLOC. 1996
TSUTAOKA PROPERTY	0	0	0	63	63	63
BRIDGETOWN	53	0	53	92	92	51
CENTURY MEADOWS 1	52	48	100	101	101	55
CENTURY MEADOWS 3	51	102	153	50	50	50
HELMLE PROPERTY	0	0	0	61	61	31
CENTURY MEADOWS 2	37	68	105	60	60	0
	193	218	411	427	427	250

* One, 1996 single family allocation was granted to the Parisis property project in '95 and 15, 1996 single family allocations were awarded to the Richard's Ranch Project by resolution #96-40 , giving the City a total of 250 single family units to allocate for 1996.

MEDIUM DENSITY 10%=18+41+41=100 UNITS

No projects have requested any of the 41, 1996 allocations for medium density units.

Allocations from the previous years ('94-'95) are available.

HIGH DENSITY 25%=99+101+101+100+100+101+102+102=806 UNITS

No projects have requested any of the 102, 1996 allocations for high density units.

Allocations from the previous years ('89-'95) are available.



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: October 16, 1996

Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING


NOTICE IS HEREBY GIVEN that on **Wednesday, October 16, 1996** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Planning Commission's recommendation that the City Council adopt the 1996 Growth Management Allocations.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

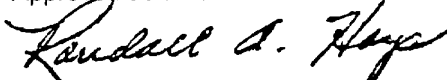
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:


Jennifer M. Perrin
City Clerk

Dated: October 2, 1996

Approved as to form:


Randall A. Hays
City Attorney



DECLARATION OF MAILING

Public Hearing: Adoption of 1996 Growth Mgmt Alloc.

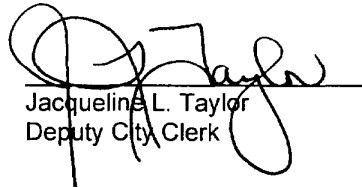
On October 3, 1996 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 3, 1996, at Lodi, California.

Jennifer M. Perrin
City Clerk



Handwritten signature of Jacqueline L. Taylor, Deputy City Clerk, over a horizontal line.

Jacqueline L. Taylor
Deputy City Clerk

Linda S. Nichols
Administrative Clerk

1996 Growth Management Allocations

Mailing List

Delmar	Batch	1767 E. Harney Lane	Lodi	CA	95242
A. Fred	Baker	317 W. Lodi Avenue	Lodi	CA	95240
Lee	Development	P.O. Box 3116	San Leandro	CA	94578
Tokay	Development, Inc.	P.O. Box 1259	Woodbridge	CA	95258
TOM	TSUTAOKA	2124 CORBIN LANE	LODI	CA	95242